



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, JANUARY 17, 2023 MATTHEW THORNTON ROOM 6:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. **Consent Agenda**
 - a. Regional Impact Determinations
 - b. Extension request: Thomas More College project (#PB2021-23)
4. **McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner)** – Continued review for consideration of a waiver of full site plan to reconfigure the existing single order point drive-thru with a dual order point configuration. The parcel is located at 9 Dobson Way in the C-2 (General Commercial) & Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 4D-, Lot 054-03](#). Case #PB2022-47. *This item is continued from the December 6, 2022 Planning Board Meeting.* – **Request continuance to February 21, 2013**
5. **Black Diamond Holdings, LLC (applicant) and MM Realty Trust (owner)** – [Continued review for final approval of a site plan for the redevelopment of an existing automotive/junkyard use into a 102,600 square foot warehouse and associated site improvements](#). The parcel is located at 734 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 7E, Lot 31](#). Case # PB2022-36. *This item is continued from the October 18, November 15, & December 20, 2022 Planning Board Meetings.*
6. **S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – [Continued review for consideration of a waiver of full site plan review to permit a variety of temporary "event" uses on site](#). The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54](#). PB2022-46. *This item is continued from the December 6 & December 20, 2022 Planning Board Meetings.*
7. **Starten Realty, LLC (applicant/owner)** – [Continued review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash](#). The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overly Districts. [Tax Map 4D-3, Lot 002](#). Case #PB2022-40. *This item is continued from the November 15 & December 20, 2022 Planning Board Meetings.*

8. **526 DW, LLC (applicant/owner)** – [Consideration of an amendment to a previously approved Site Plan requesting the removal of parking space wheel stops as currently required by the approved plan](#). The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. [Tax Map 5D-2, Lot 001](#). PB2023-01.
9. **UDM Group, LLC (applicant/owner)** - [Consideration of an amendment to an approved site plan to waive the requirements of Section 6.01.c of the Site Plan Regulations \(which requires all on site improvements be completed prior to the issuance of a certificate of occupancy\) to allow for final paving improvements to be bonded instead of completed prior to issuance of the certificate of occupancy](#). The parcel is located at 105 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation District. [Tax Map 2D, Lot 021-01](#). Case #PB2023-02.
10. **Bruce and Susan Flanders (applicants) and Bruce and Susan Flanders Revocable Trust and Violet Snow (owners)** – [Review for acceptance and consideration of final approval for a lot line adjustment](#). The parcels are located 174 and 176 Amherst Road in the R-1 (Residential, by map) District. [Tax Map 4B, Lots 151 and 152](#). Case # PB2023-03.
11. **Robert Parker (applicant) and BC FE 29 Manchester, LLC (owner)** – [Review for acceptance and consideration of final approval for a site plan to construct a 39,800 square foot warehouse building](#). The parcel is located at 29 Manchester Street in the in the I-1 (Industrial), and Aquifer Conservation Districts. [Tax Map 2D, Lot 004-07](#). Case # PB2023-04.
12. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** – [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of 93,720 s.f. of office space, 37,400 s.f. of retail, 15,800 s.f. of restaurant space and a 5,000 s.f. event center as part of Phase II with 208 multi-family residential units, 5,000 s.f. of office space, 6,500 s.f. of retail space, 8,000 s.f. of restaurant space and a reduction of the 120-room hotel approved as part of Phase I to 100 rooms](#). The parcels are located at 1, 2, 3 and 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 3C, Lots 191-2U1-2U4](#). Case # PB2023-05.
13. **Discussion/possible action regarding other items of concern**
14. **Approval of Minutes — January 3, 2023**
15. **Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: January 13, 2023)